056.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,200 / 875,200
					USE VALUE:	875,200 / 875,200
					ASSESSED:	875,200 / 875,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASTINGS JAMES L JR/TR &
Owner 2:	HASTINGS FRANCES C/TR
Owner 3:	10-12 BRATTLE ST NOMINEE TRUST
Street 1:	1 LANGDON ROAD
Street 2:	
Twn/City:	NATICK
St/Prov:	MA Cntry: Own Occ: N
Postal:	01760 Type:

PREVIOUS OWNER

Owner 1:	HASTINGS JAMES L--ETAL -
Owner 2:	HASTINGS FRANCES C -
Street 1:	1 LANGDON ROAD
Twn/City:	NATICK
St/Prov:	MA Cntry:
Postal:	01760

NARRATIVE DESCRIPTION

This parcel contains 3,870 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3204 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3870.000	495,600	4,300	375,300	875,200
Total Card	0.089	495,600	4,300	375,300	875,200
Total Parcel	0.089	495,600	4,300	375,300	875,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.16 | /Parcel: 273.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37301

GIS Ref

GIS Ref

Insp Date 11/29/18

Parcel ID 056.0-0002-0018.0

!4627!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	495,800	4300	3,870.	375,300	875,400	875,400	Year End Roll	12/18/2019
2019	105	FV	362,700	4300	3,870.	375,300	742,300	742,300	Year End Roll	1/3/2019
2018	105	FV	362,700	4300	3,870.	252,000	619,000	619,000	Year End Roll	12/20/2017
2017	105	FV	341,000	4300	3,870.	241,200	586,500	586,500	Year End Roll	1/3/2017
2016	105	FV	341,000	4300	3,870.	219,800	565,100	565,100	Year End	1/4/2016
2015	105	FV	305,200	4300	3,870.	176,900	486,400	486,400	Year End Roll	12/11/2014
2014	105	FV	305,200	4300	3,870.	158,100	467,600	467,600	Year End Roll	12/16/2013
2013	105	FV	317,100	4300	3,870.	150,100	471,500	471,500		12/13/2012

PRINT

Date	Time
12/10/20	19:37:35

LAST REV

Date	Time
04/29/19	10:22:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASTINGS JAMES	65026-557		3/10/2015	Convenience	1	No	No		
	15421-396		1/1/1984		128,000	No	No		Y

USER DEFINED

Prior Id # 1:	37301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2016	75	Siding	26,700		1/21/2016			Siding doors windo
2/2/1999	50	Manual	6,500					REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3870		Sq. Ft.	Site		0	70.	1.39	11									375,270						375,300	

Total AC/HA: 0.08884 | Total SF/SM: 3870 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 375,270 | Spl Credit | Total: 375,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97771537
Const Adj.:	0.97505099
Adj $ / SQ:	162.065
Other Features:	135250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718283
Depreciation:	222668
Depreciated Total:	495615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

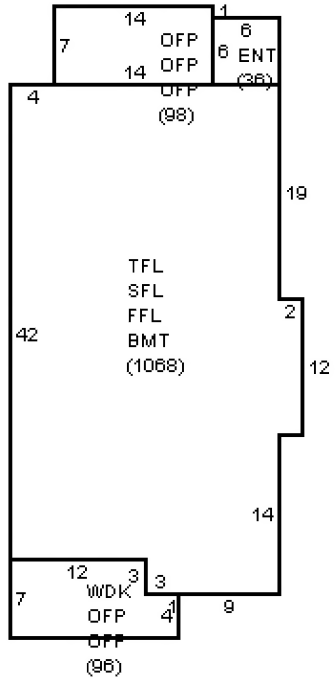
No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.06
Special Features:	0	Val/Su Net:	101.35
Final Total:	495600	Val/Su SzAd	154.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	48.620	51,926
FFL	First Floor	1,068	162.060	173,085
SFL	Second Floor	1,068	162.060	173,085
TFL	Third Floor	1,068	162.060	173,085
OFP	Open Porch	486	19.400	9,428
WDK	Deck	96	15.600	1,498
ENT	ENTRY	36	25.740	927
	Net Sketched Area:	4,890	Total:	583,034
Size Ad	3204	Gross Are	4890	FinArea 3204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	105			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300